

13/04/2018
C198

SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO14**.

2-10 SPRINGVALE ROAD AND 1690 CENTRE ROAD, SPRINGVALE

1.0 Requirement before a permit is granted

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None Specified.

2.0 Conditions and requirements for permits

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The following conditions and/or requirements apply to permits:

- A Transport Impact Assessment Report having regard to VicRoads Access Management policies to determine the extent of mitigation works required on declared arterial roads. Any mitigation works shall be determined in consultation with VicRoads.
- A Preliminary Environmental Site Assessment, prepared by a suitably qualified professional, indicating the current state of the land is suitable for the proposed use, and whether an environmental audit of the land is required in accordance with Part IXD of the *Environment Protection Act 1970* for a sensitive use.
- If a sensitive use is proposed (residential use, child care centre, pre-school centre or primary school), or before the construction or carrying out of buildings and works in association with a sensitive use commences, the recommendations of the Preliminary Environmental Site Assessment must be undertaken to the satisfaction of the responsible authority.

3.0 Requirements for development plan

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A Development Plan must include the following requirements:

- A comprehensive **Site Analysis Plan and Design Response** which includes an existing conditions plan that details the site context and the development proposal.
- **Urban Design Guidelines** that support the following development principles:
 - Achieve a high quality, integrated development that addresses this key corner feature gateway site.
 - Ensure that future use and development respects the residential interface and the future development potential of adjacent sites.
 - Ensure that the future development provides well integrated uses of commercial, retail and residential hotel.
 - Enhance the visual character, landscaping and public realm amenity of the site.
 - Establish a high quality urban environment which improves pedestrian safety and makes a positive contribution to a boulevard experience.
 - Provide energy efficiency through effective daylighting, shading, ventilation and implementation of energy efficient building services.
 - Provide on-site water efficiency and stormwater management.
- A **Development Plan** which generally accords with the Outline Development Plan as per Diagram 1 and shows or provides the following information:

Building Heights and Setbacks:

 - A built form that addresses the frontage to Centre Road; the frontage to Springvale Road and the splay at the intersection of Centre and Springvale Roads.

- A site layout generally in accordance with the Outline Development Plan Diagram 1 below.
- A shadow diagram of the development, between 9am and 3pm on the 22 September, that demonstrates that the development will not unreasonably overshadow existing residential properties.
- At ground level provide a minimum 3 metre setback to:
 - the street frontages of Centre, Springvale and Young Streets, inclusive of the splay of the intersection of Centre and Springvale Roads;
 - the shared boundaries with the residential properties in Young Street providing a vegetated buffer.
- A zero setback at ground level to the western boundary shared with the adjoining property fronting Centre Road.
- At a first floor level the built form is to set back 5 metres from the road reserves of Centre, Springvale and Young Streets.
- At first floor level and above the built form is to maintain the 3 metre setback to the splay of the intersection of Centre and Springvale Roads.
- At first floor level and above the built form is to set back a minimum 15 metres from the shared boundaries with the residential properties in Young Street and 10 metres from the adjoining property in Centre Road;
- At levels 2 and above the built form is to set back a minimum of 15 metres from the eastern boundary shared with 1 Young Street;
- To provide the gateway element any storeys above 6 storeys must be located towards the splay of the intersection of Centre and Springvale Roads and a minimum of 15 metres from the shared boundary with 1 Young Street.

Building Form, Materials and Articulation:

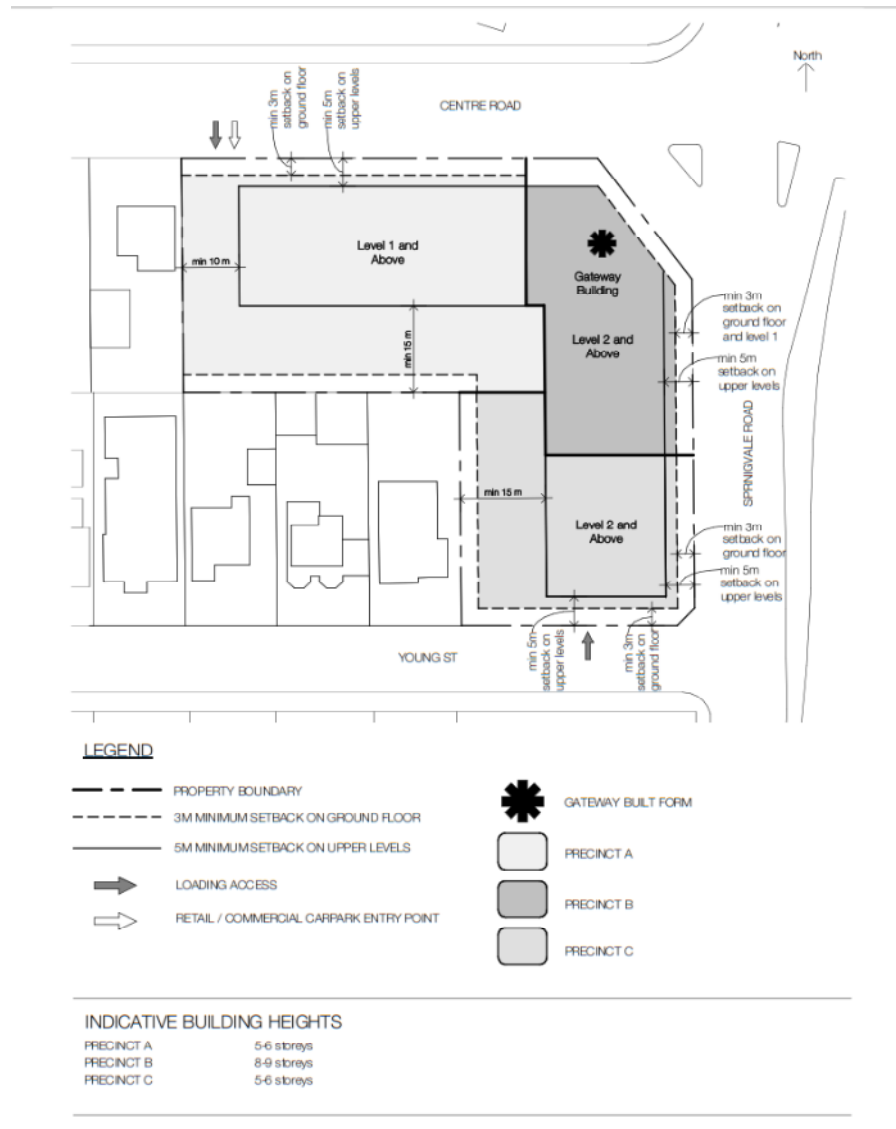
- Articulated roof treatments that integrate lift overruns, plant and equipment into the design of the building.
- Avoids large expanses of hard surfaces between the building and street frontages.
- Provides ground level retail spaces that provides clear glazing to the retail and commercial premises, activating the frontages to Centre Road, Springvale Road and Young Street.
- Provides a palette of materials and finishes that provide visual interest and a sense of durability and high quality.
- Provide opportunities within the development for integrated landscaping to introduce areas of greenery to the development and to provide a softening of the frontages to the residential properties.
- Provide an adequate articulation to break the length of the north-south massing along Springvale Road.
- Provide adequate articulation to break the vertical massing of the tower into a comfortable, elegant and more human scale proportion.
- Design building layout and elevation to maximise the passive design benefits for the internal spaces.

Access, Parking & Loading:

- Provide clearly designated, safe pedestrian paths that provide shelter from the weather at ground level and along retail interfaces.
- Provide car parking and loading areas internal to the site and conveniently accessed by the retail premises.
- Incorporate infrastructure that supports sustainable transport options.

- Car parking, loading facilities, service areas and waste storage should be screened from public view and not located at critical active street frontages.
- Limit the number of vehicular access points to Centre Road so that the interruption of footpaths adjoining the site is minimised.
- With respect to car park access the development plan must show to the satisfaction of the Responsible Authority and VicRoads:
 - Primary ingress from Centre Road;
 - Primary egress to Young Street, which may be limited to left-turn movements;
 - Secondary egress to Centre Road (if required) must be less convenient than egress to Young Street and must be restricted to left-turn movements.
- A **Sustainability Management Plan** including:
 - The implementation environmentally sustainable design principles for design and construction of the proposed development, supported by an industry accepted sustainability assessment tool.
- A **Stormwater Management Plan** incorporating:
 - Water Sensitive Urban Design principles.
 - A preliminary drainage and servicing assessment addressing all relevant drainage, flooding and water quality issues.

Diagram 1 to Schedule 14 to Clause 43.04: Outline Development Plan



Source: Clarke Hopkins Clarke, Concept Plan for 2-10 Springvale Road and 1690 Centre Road, Springvale.